

MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

February 18, 2013

The meeting was called to order at 6:00 P.M. by Chairperson B. Comstock.

Roll Call:

Present: Norm Burke, Betty Comstock, Dennis Duro, Ken Hyde, Tom Luplow and Rich Metiva .

Excused: Don LaBeff, Pete Rouech and Steve Thayer.

Also Present: Building Inspector/Zoning Administrator John Stemple and Adm. Jeff Zittel.

The regular order of business was not followed in order to nominate new officers.

B. Comstock thanked the members for allowing her to be Chairperson for the past few years but felt it was time for her to retire from this position. The Commission thanked her for doing a great job.

A motion was made by D. Duro to nominate N. Burke as Chairperson. N. Burke accepted although after some discussion it was decided that he should continue his position as secretary of the Planning Commission.

A motion was made by R. Metiva, supported by D. Duro, to nominate K. Hyde as Chairperson. K. Hyde accepted the nomination. All voted in favor of K. Hyde as Chairperson. The motion carried.

A motion was made by T. Luplow, supported by K. Hyde, to nominate R. Metiva as Vice Chairperson. R. Metiva accepted the nomination. All voted in favor of R. Metiva as Vice Chairperson. The motion carried.

The minutes of the January 21, 2013 meeting were considered. A motion was made by R. Metiva, supported by K. Hyde, the minutes be approved as mailed. The motion carried.

Old Business:

An updated Site Plan Review Packet was distributed to the members with changes. There was some discussion regarding the necessary signatures and the number of days that the Planning Commission should have the site plan before their meeting.

There was some discussion on Wilcox Engineering in Bridgeview closing their doors possibly due to a pending sale not being done in time. It was mentioned that some of the records they were holding pertaining to City issues have been kept. A company named OHM Advisors, Inc. from Livonia, Michigan will be locating at 929 Bridgeview South and some of the employees from Wilcox were hired. This will be good for our City.

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J. Stemple mentioned he had no problem with them being there but felt the surrounding residents should be notified as they are an asbestos company. He will state this at the ZBAP meeting. He felt this variance could fall under a hardship issue as the owner has been trying to rent the building out for several years and he has not been successful. Adm. Zittel mentioned it should state in their possible variance that no asbestos be brought into the City.

New Business:

Adm. Zittel mentioned that 4 complaints have been made to the City regarding satellite dishes in resident's front yards. Our ordinance does not address this and J. Stemple will check into it.

The new ordinance book is being printed and should be ready by the next meeting. There was some controversy regarding the cost as the updating process took much longer than expected and the contract date had expired.

Three homes in Zilwaukee have recently been torn down by the Land Bank. One home is in the 100 block of East Cornell, 300 South Westervelt and 800 block of Commonwealth. The city officials will continue to look at homes as blight for their removal and keep the city looking good.

N. Burke questioned if there is grant monies for removal of these homes. Adm. Zittel mentioned the Land Bank works out the best. It was mentioned that the Blight Ordinance is being looked at by our attorney.

John Stemple Updates:

J. Stemple congratulated the Planning Commission members on being a stable group, working in a timely fashion and working well together.

There was discussion on updating the Master Plan and that notices are required for surrounding communities. According to state law it must be kept up to date. R. Metiva questioned who J. Stemple might recommend for this job. J. Stemple mentioned a larger engineering firm such as Spicer or Rowe could be used. N. Burke, secretary, will put together a proposal for this and J. Stemple will offer information as Saginaw recently did this same updating.

Audience Participation:

None.

A motion was made by B. Comstock, supported by T. Luplow, to adjourn. The motion carried. Meeting adjourned at 7:00 P.M. The next meeting will be on March 18, 2013 at 6:00 P.M.

Respectfully Submitted,

Carole Inman, Recording Secretary

